Zoning Permit

Town of Indian Trail

PLANNING AND ZONING
130 Blythe Dr
Indian Trail, NC 28079
Phone: (704) 821-5401

JOB LOCATION

Parcel No	07114553
Address	1008 SUGAR MILL RD Indian Trail
Subdivision	WADS

Permit Number:	Z-083090
Date Issued:	17-Oct-2014
Date Applied:	16-Oct-2014
Lot Number:	

RESPONSIBLE PARTY

Contractor:	DC Homes USA LLC	
Street Address:	2020 King Henrys Way	
City State:	Matthews	NC
Zip:	28104	
Phone:	(980) 328-3412	

OWNER

Owner:	DC Homes USA	
Street Address:	2020 King Henrys Way	
City State:	Matthews	NC
Zip:	28104	
Phone:		

NOTES / PERMIT CHARACTERISTICS

Desc Work 101

Single Family - new construction for a Frank Betz home. Front façade to be brick, stone, and no more than 20% vinyl. An as-built survey is required for certificate of final zoning compliance. HVAC is an accessory and must be shown on the physical survey and meet the minimum 5' setback from the nearest property line. All required landscaping must be in place at time of inspection. Elevations must comply with UDO Chapter 1310. A foundation survey is required prior to construction.

Lot No.	1
Land Use	SF
Building Footprint (sq. ft.)	2507
Prop. Setback: Front	26.4
Prop. Setback: Right	8.7
Prop. Setback: Left	9.1
Prop. Setback: Rear	26.2
Req. Setback: Front	25
Req. Setback: Right	8
Req. Setback: Left	8
Rep. Setback: Rear	25

APPROVED

PLANNING & NEIGHBORHOOD SERVICES
TOWN OF INDIAN TRAIL

FEES

Job Cost:	$200,000	Total Fee:	$100.00	Fee Paid:	$100.00

Planning & Neighborhood Services
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045

10-16-14P03:28 RCVD

Z-083090

ZONING PERMIT APPLICATION

Submittal Requirements

- Complete Application
- Scaled dimensional drawing showing exact shape and dimensions of the lot, any structures to be built on the lot, and required setbacks
  - HVAC is deemed an accessory structure and shall comply with 5' setback
- Fees associated with review: $100 for new home construction, $30 for demolition or minor addition (<25% or 500 SF), $50 for major addition (>25% or 500 SF)

Type of Application ☒ New Residential ☐ Residential Addition ☐ Demolition

General Information

Project Address 100B SUGAR MILL ROAD

City INDIAN TRAIL State N.C Zip 28079

Subdivision Name WADSWORTH PHASE 2 Lot # 1

Tax Parcel ID 07114553 Zoning Designation

Total Acres 0.20 Building Footprint (Square Footage) 2507

Project Description New Single Family Construction Value $ 300,000

Contractor Name DAN Cole Phone 980-328-3412

Contact Information – Property Owner

Name D C Homes USA LLC

Address 2020 King Henrys Way

City Matthews State NC Zip 28104

Phone 980-328-3412 Fax

Email trinitywc1@aol.com

Setbacks

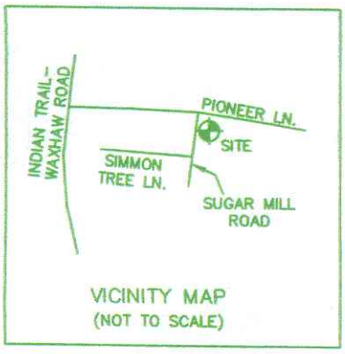
Proposed	Front 26.4'	Right 8.1'	Left 9.1'	Rear 24.2'
Required	Front 25'	Right 8'	Left 8.0'	Rear 25'

Applicant's Signature Dan L Cole **Date** 10/16/2014

***As-Built Survey required upon completion. NOTE: Permit will expire 6 months from the approval date if work has not begun.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN PLAT CABINET K FILE 349; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 16th DAY OF OCTOBER, 2014.

SIGNED _____
JOHN D. SKIDMORE III, NCPLS L-3837

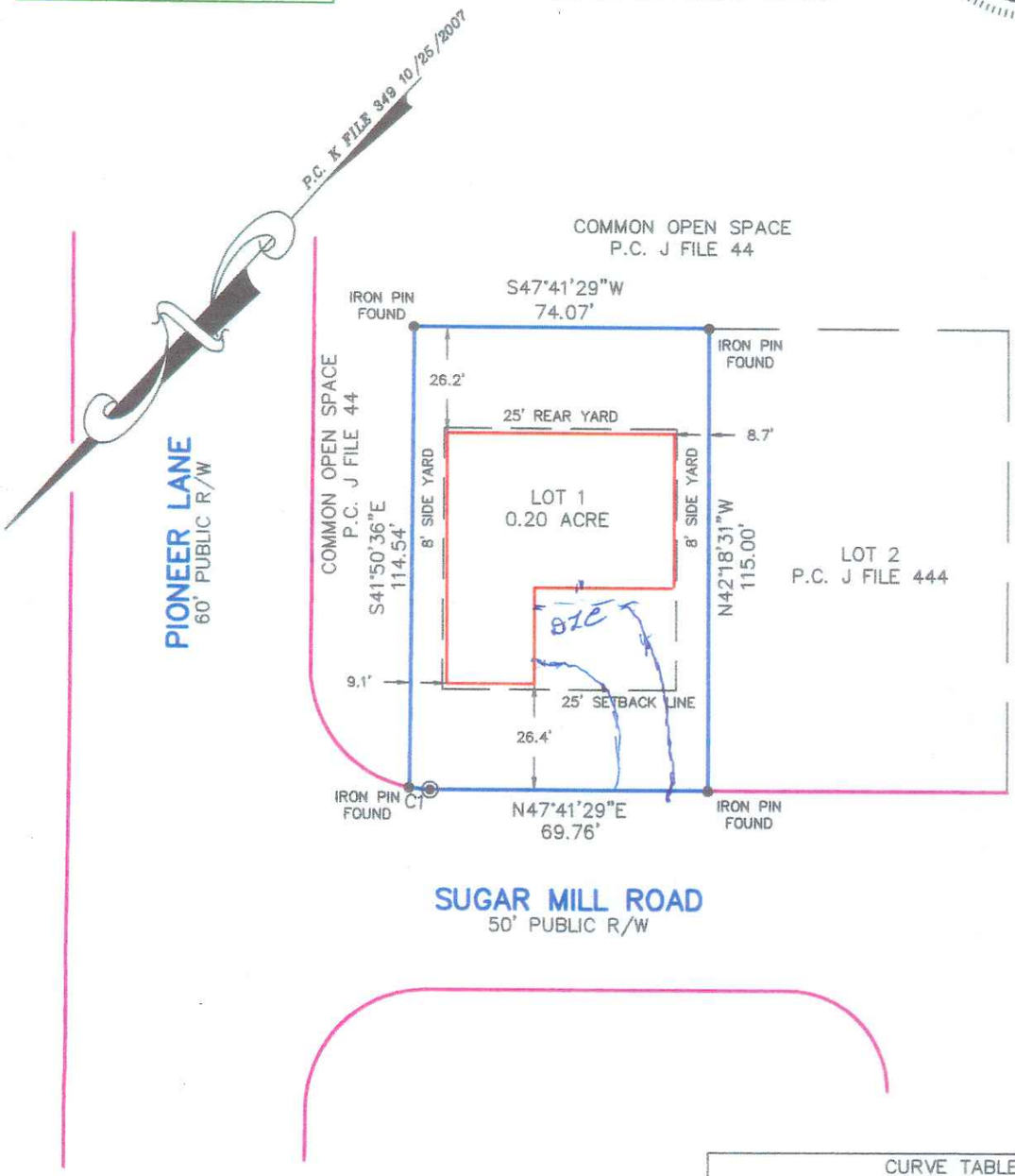


VICINITY MAP
(NOT TO SCALE)

NOTES:

- AREA BY COORDINATE METHOD
- THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 AND IS NOT TO BE RECORDED AS A PLAT
- SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON

NORTH CAROLINA PROFESSIONAL SEAL L-3837 LAND SURVEYOR JOHN D. SKIDMORE III



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	5.27	30.00	N52°44'57"E	5.26

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

LEGEND

R/W = RIGHT OF WAY
● = IRON PIN
○ = IRON PIPE
◉ = COMPUTED POINT
= UTILITY POLE
⊡ = CONCRETE MONUMENT
Ⓢ = SANITARY SEWER MANHOLE
Ⓓ = STORM DRAIN MANHOLE

PROPERTY LINE
ADJOINER LINE
RIGHT OF WAY
SEWER EASEMENT
STORM DRAIN EASEMENT
SETBACK LINE

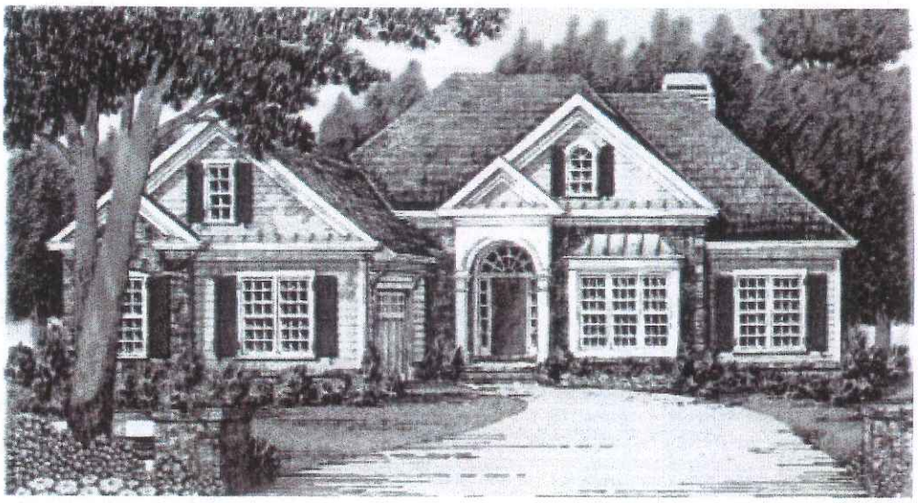
PLOT PLAN

1005 SUGAR MILL ROAD
LOT 1
WADSWORTH – PHASE 2
INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

TO BE DEEDED TO: D.C. HOMES USA, LLC

SURVEY DATE 10/16/2014	D.B. PG.
TAX No. 07114553	DRAWN BY: JDS
PLAT CAB. K FILE 349	DRAWING 14-276.DWG

SKIDMORE SURVEYING, INC.
LICENSE NO. C-1876
5347 HIGHWAY 74 WEST
MONROE, N.C.
704-289-4855



All brick
Hardi shake or vinyl gable ends

2242
265
2507 sf,